



## LA Fashion District BID Board of Directors Meeting

Thursday, January 19, 2012 at 11:45 a.m.  
110 E 9<sup>th</sup> St Room A 1175, Los Angeles, CA 90079

### AGENDA

- 1 Public Comment
- 2 Welcome & Introductions
- 3 Introduction of Councilmember Jan Perry, District 9
- 4 Introduction of New Board Members
- 5 Approval of Minutes: December 15, 2011 TAB 1
- 6 Redistricting Discussion
  - **Action Item:** Board Position on Redistricting
- 7 Central City Association Membership Renewal and Treasures of Los Angeles Annual Sponsorship
  - **Action Item:** Renew CCA Membership TAB 2
  - **Action Item:** Silver Sponsorship Support Level Participation TAB 3
- 8 Personnel Updates
  - Public Information Coordinator Search Update
  - **Action Item:** Staff Salaries and Bonuses
- 9 Committee Reports
  - Finance
    - **Action Item:** Appointment of Auditors
- 10 Fashion District Board of Directors
  - Officer Election
  - Committee Appointments TAB 4
- 11 BID Renewal Steering Committee Appointments
  - **Action Item:** Support BID Renewal Concept TAB 5
- 12 Mandatory Brown Act Workshop for All Board Members Handout
- 13 Discussion of New Direction for Artwalk
- 14 New Business
  - Possible Board Meeting and Port of LA Tour on February 23, 2012
- 15 Executive Director's Report TAB 6
- 16 Adjourn

*The agenda and information materials are available for review in the BID office at the address below.*

*As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assisted listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72-hours) prior to the meeting by Kent Smith at (213) 488-1153 x 712.*

B2012..agenda.1-19-12

110 E 9<sup>th</sup> Street Suite A 1175 Los Angeles CA 90079 p (213) 488-1153 f (213) 488-5159 [www.fashiondistrict.org](http://www.fashiondistrict.org)



**LA Fashion District BID Board of Directors Meeting**

Thursday, February 23, 2012 at 1:30 pm.  
110 E 9<sup>th</sup> St Room A 1175, Los Angeles, CA 90079

**\*\*\*\*\*Please note time change to 1:30 pm \*\*\*\*\***

**AGENDA**

- |    |  |       |
|----|--|-------|
| 1  | Public Comment   |       |
| 2  | Welcome & Introductions  |       |
| 3  | Approval of Minutes: January 19, 2012                              | TAB 1 |
| 4  | Councilmember Jose Huizar, District 14<br>Redistricting Discussion |       |
| 5  | Committee Appointments   | TAB 2 |
| 6  | Committee Report: Finance  |       |
| 7  | Action Item:   |       |
|    | • Board Position on Redistricting                                  |       |
| 8  | Action Item:   |       |
|    | • LAPD Sidewalk Obstruction<br>Enforcement Request for Moratorium  | TAB 3 |
| 9  | BID Renewal  |       |
| 10 | New Business   |       |
| 11 | Executive Director's Report  | TAB 4 |
| 12 | Adjourn  |       |

*The agenda and information materials are available for review in the BID office at the address below.*

**Next Meeting dates:**

- Thursday, March 22, 2012 at 11:45 am – Board Meeting
- Thursday, April 26, 2012 at 10:30 am – Annual Property Owner Meeting
- Thursday, April 26, 2012 at 11:45 am – Board Meeting

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B2012..agenda.2-23-12



**LA Fashion District BID Board of Directors Meeting**

Thursday, March 22, 2012 at 11:45 am.

110 E 9<sup>th</sup> St Room A 1175, Los Angeles, CA 90079

**AGENDA**

- 1 Public Comment
- 2 Welcome & Introductions
- 3 Approval of Minutes: February 23, 2012
- 4 Deputy Chief Jose Perez, Central Bureau, and Captain Horace Frank,  
Central Division, Los Angeles Police Department
  - Sidewalk Display Enforcement Discussion
  - Overlay Zone Update
- 5 Committee Reports
  - Finance
    - 1) **Action Item:** Approval of 2011 Audited Financial Statements\*
  - \*The auditor will attend the Finance Committee meeting on Thursday, March 22, 2012 at 10:30 am in the BID office to present the audit and financial statement.*
  - Operations
  - Legislative
    - 2) **Action Item:** Recommendation on Trash Franchise Proposal
  - BID Renewal Steering Committee
- 6 LA Fashion District Specific Plan and EIR
  - 3) **Action Item:** Approve Draft Letter of Support
- 7 Brown Act Workshop Update
- 8 Port of Los Angeles Tour
- 9 New Business
- 10 Executive Director's Report
- 11 Adjourn

*The agenda and information materials are available for review in the BID office at the address below.*

**Next Meeting dates:**

- Thursday, April 26, 2012 at 10:30 am – Annual Property Owner Meeting
- Thursday, April 26, 2012 at 11:45 am – Board Meeting

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B2012..agenda.3-22-12



**LA Fashion District BID Board of Directors Meeting**

Thursday, April 26, 2012 at 11:45 am.

110 E 9<sup>th</sup> St Room A206, Los Angeles, CA 90079

**\*\*\*\*\*Please note room change\*\*\*\*\***

**This meeting takes place following the Annual Property Owner Meeting**

**AGENDA**

1. Public Comment
2. Welcome & Introductions
3. Approval of Minutes: March 22, 2012 TAB 1
4. Committee Reports  
    BID Renewal  
        **Action Item:** Approve Draft District Management Plan
5. Proposed Overlay Zone Update
6. LA Fashion District Specific Plan and EIR Update
7. Update on Meeting with County Health Department
8. Streetcar Update
9. Fashion District Position on Farmers Field EIR
10. New Business
11. Executive Director's Report TAB 2
12. Adjourn

*The agenda and information materials are available for review in the BID office at the address below.*

**Next Meeting dates\*:**

- Tuesday, May 15, 2012 at 12 noon – Operations Committee
- Thursday, May 24, 2012 at 10:30 am – Finance Committee
- Thursday, May 24, 2012 at 11:45 am – Board of Directors Meeting
- June, 2012 – date to be confirmed – Port of Los Angeles Tour

**\* Meeting Dates/Times are subject to change with appropriate notice.**

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**B2012.agenda.4-26-2012**



**LA Fashion District BID  
Special Board of Directors Meeting**

Tuesday, June 26, 2012 at 1:30 PM

110 E 9<sup>th</sup> St Room A1175, Los Angeles, CA 90079

**\*\*\*\*\*Please note date/time change\*\*\*\*\***

**AGENDA**

1. Public Comment
2. Welcome & Introductions
3. Approval of Minutes: May 24, 2012 TAB 1
4. LA Streetcar Discussion TAB 2  
ACTION ITEM: Board position on the LA Streetcar
5. Election Committee Appointments TAB 3
6. New Business
7. Adjourn

*The agenda and information materials are available for review in the BID office at the address below.*

Next Meeting dates:

- Thursday, July 19, 2012 at 11:45 am – Board of Directors Meeting

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B2012.agenda.4-26-2012



**LA Fashion District BID  
Special Board of Directors Meeting**

Tuesday, June 26, 2012 at 1:30 PM

110 E 9<sup>th</sup> St Room A1175, Los Angeles, CA 90079

**\*\*\*\*\*Please note date/time change\*\*\*\*\***

**AGENDA**

1. Public Comment
2. Welcome & Introductions
3. Approval of Minutes: May 24, 2012 TAB 1
4. LA Streetcar Discussion TAB 2
  - POSSIBLE ACTION ITEM: Board position on the LA Streetcar
5. Skid Row Street Cleaning and Injunction TAB 3
  - POSSIBLE ACTION ITEM: Intervener in Injunction Case
6. Election Committee Appointments TAB 4
7. Final 2014-2019 District Management Plan TAB 5
8. New Business
9. Adjourn

*The agenda and information materials are available for review in the BID office at the address below.*

Next Meeting date:

- Thursday, July 19, 2012 at 11:45 am – Board of Directors Meeting

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B2012.agenda.6-26-2012

110 E. 9<sup>th</sup> Street Suite A 1175 Los Angeles CA 90079 p (213) 488-1153 f (213) 488-5159 [www.fashiondistrict.org](http://www.fashiondistrict.org)



**LA Fashion District BID Board of Directors Meeting**  
Thursday, July 19, 2012 at 11:45 am.  
110 E 9<sup>th</sup> St Room A1175, Los Angeles, CA 90079

**AGENDA**

- 1 Public Comment
- 2 Welcome & Introductions
- 3 Approval of Minutes: June 26, 2012 TAB 1
- 4 Clean and Safe Services RFP  
POSSIBLE ACTION ITEM: Award Contracts TAB 2  
Also see email from 7/6/2012
- 5 Housing Special Project  
POSSIBLE ACTION ITEM: Allocate \$5,000 TAB 3
- 6 2011 Tax Returns Draft Review  
POSSIBLE ACTION ITEM: 2011 Tax Returns TAB 4
- 7 Committee Reports TAB 5
  - Election Committee Appointments
  - BID Renewal Update
- 8 New Business
- 9 Executive Director's Report TAB 6
- 10 Adjourn

*The agenda and information materials are available for review in the BID office at the address below.*

Next Meeting dates\*:

August: No regularly scheduled meetings.

September: Board of Directors Meeting, Thursday, September 13, 2012

\* Meeting Dates/Times are subject to change with appropriate notice.

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B2012.agenda.7-19-2012





**LA Fashion District BID  
Special Board of Directors Meeting**  
Wednesday, August 29, 2012 at 11:45 am.  
110 E 9<sup>th</sup> St Room A1175, Los Angeles, CA 90079

**This meeting was cancelled due to the lack of a quorum and rescheduled to September 5, 2012**

**AGENDA**

- 1 Public Comment
- 2 Welcome & Introductions
- 3 Approval of the Minutes from July 19, 2012      TAB 1
- 4 Adjourn to Closed Session: Discussion of Possible Litigation  
Clean & Safe Contract Award
- 5 Action: Hiring of Clean Team Coordinator      TAB 2
- 6 Possible Action: Contract Awards
- 7 Home for Good Update      TAB 3
- 8 Election Committee Update
- 9 New Business
- 10 Adjourn

*The agenda and information materials are available for review in the BID office at the address below.*

**Next Board Meeting dates\*:**

**September:**      Board of Directors Meeting, Thursday, September 13, 2012

**October:**      No regularly scheduled meetings.

**November:**      Board of Directors Meeting, Thursday, November 15, 2012

**December:**      Board of Directors Meeting, Thursday, December 13, 2012

**\* Meeting Dates/Times are subject to change with appropriate notice.**

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B2012.agenda.8-29-12



**LA Fashion District BID  
Special Board of Directors Meeting**  
Wednesday, September 5, 2012 at 11:45 am.  
110 E 9<sup>th</sup> St Room A1175, Los Angeles, CA 90079

**AGENDA**

- 1 Public Comment
- 2 Welcome & Introductions
- 3 Approval of the Minutes from July 19, 2012 TAB 1
- 4 Chrysalis Start-Up Plan, Mark Loranger, President, Chrysalis Enterprises
- 5 Adjourn to Closed Session: Discussion of Possible Litigation  
Clean & Safe Contract Award
- 6 Possible Action: Contract Awards
- 7 Action: Hiring of District Field Supervisor TAB 2
- 8 Safe Team Transition
- 9 Home for Good Update TAB 3
- 10 Committee Updates
  - Operations Committee Meeting Moved to September 18, 2012
  - BID Renewal
  - Election
- 11 New Business
- 12 Adjourn

*The agenda and information materials are available for review in the BID office at the address below.*

Next Board Meeting dates\*:

October: No regularly scheduled meetings.

November: Board of Directors Meeting, Thursday, November 15, 2012

December: Board of Directors Meeting, Thursday, December 13, 2012

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B2012.agenda.9-5-12



**LA Fashion District BID  
Special Board of Directors Meeting**

Thursday, September 13, 2012 at 11:45 am.

Location: Doug Hansen – Architect, 724 S Spring Street, Suite 1002

**AGENDA**

**Presentation on City Market Future Plans**

**By Peter Fleming and Doug Hansen**

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**B2012.agenda.9-13-12**



**LA Fashion District BID  
Board of Directors Meeting**  
Thursday, November 15, 2012 at 11:45 am.  
110 E 9<sup>th</sup> St., Room A1175, Los Angeles, CA 90079

**AGENDA**

1. Public Comment
2. Welcome & Introductions
3. Councilman Dennis Zine, Candidate for City Controller
4. Approval of Minutes: September 5, 2012 TAB 1
5. BID Renewal Update: Steve Gibson  
**MOTION** to endorse the BID Renewal TAB 2
6. **MOTION** to approve 2013 Planning Report TAB 3
7. Committee Reports
  - Finance: **MOTION** to approve 2013 Budget TAB 4
  - Operations: Surveillance Camera Update TAB 5
  - Election TAB 6
8. Waste Hauling Franchise System Update TAB 7
9. Update on City Council's Proposed sales Tax Increase TAB 8
10. Executive Director's Report TAB 9
11. New Business
12. Adjourn

*The agenda and information materials are available for review in the BID office at the address below.*

Next Meeting date\*:

December: Board of Directors Meeting, Thursday, December 13, 2012

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B2012.agenda.11-15-12



**LA Fashion District BID  
Board of Directors Meeting**  
Thursday, December 13, 2012 at 11:45 am.  
110 E 9<sup>th</sup> St Room A1175, Los Angeles, CA 90079

**AGENDA**

- 1 Public Comment
- 2 Welcome & Introductions
- 3 The Honorable Jose Huizar, Council District 14
- 4 Approval of Minutes: November 15, 2012 TAB 1
- 5 Approval of Annual Planning Report TAB 2
- 6 The City Market of Los Angeles  
Motion: Support the City Market of Los Angeles  
Multi-Use Development Project TAB 3
- 7 Personnel Committee Report  
Motion: Safe Team & Clean Team Wage/Salary Increases  
Motion: Staff Salary Increases
- 8 BID Renewal Strategy
- 9 Sponsorship of Treasures of Los Angeles TAB 4  
Motion to Approve Membership Renewal  
Motion to Approve Sponsorship
- 10 2013 Meeting Calendar TAB 5
- 11 Discussion regarding hosting a Mayoral Candidate Forum
- 12 BID Board Election Results
- 13 Recognize Outgoing Board Members  
Laura Aflalo  
Mark Chatoff
- 14 Executive Director's Report TAB 6
- 15 New Business
- 16 Adjourn

*The agenda and information materials are available for review in the BID office at the address below.*

**Next Board of Directors Meeting dates\*:**

January: Thursday, January 17, 2013

February: Thursday, February 21, 2013

\* Meeting Dates/Times are subject to change with appropriate notice.

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B2012.agenda.12-13-12



LA Fashion District BID  
**Board of Directors Meeting Minutes**  
January 19, 2012

**Members Present:** Dan Bartholomew, Mark Chatoff, Mark Cohen, Jorge Flores, Herb Glaser, Ramin Haverim, Steve Hirsh, Darlene Kuba, Jaime Lee, Conrad Midolo, Elena Safaei, John Van Den Akker.

**Members Absent:** Laura Aflalo, Brian Taban, Suzette Wachtel.

**Guests Present:** Jessie Acosta, Ana Cubas, Arturo Gonzalez, Hilda Jimenez, Zenef Lorca, Steve Needleman, Rebecca Ortiz, Patricia Mendoza, Ms. Maruquin, Councilmember Jan Perry – District 9.

**Staff Present:** Kent Smith, Executive Director. Lynn Myers.

*Several items were taken out of order and appear in the minutes according to the published agenda.*

**1 Public Comment**

Rebecca Ortiz invited attendees to visit her restaurant called Floma Café. Patricia Mendoza and Ms. Maruquin complained about an alleged incident at 11<sup>th</sup> Street and Maple Avenue.

**2 Welcome and Introductions:** Attendees introduced themselves.

**3 Introduction of Councilmember Jan Perry, District 9**

Councilmember Perry explained that the redistricting effort is underway. Community outreach started in December 2011. According to the recent census the city has grown very little and a minor shift in Council District boundaries may occur. The revised Council District boundaries will shape the downtown for the next 10 years and it is important that stakeholders become involved in decisions.

Ana Cubas, Chief of Staff for Councilmember Jose Huizar, District 14, stated that the Councilmember will attend the Board of Directors meeting on February 23, 2012 to provide his perspective on redistricting.

**4 Introduction of New Board Members**

Steve Hirsh, Conrad Midolo, and Elena Safaei were welcomed.

**5 Approval of Minutes from December 15, 2011:** Approved by unanimous vote.

**6 Redistricting Discussion and Action Item:** Tabled to February 23, 2012 meeting.

**7 Central City Association Membership Renewal and Treasures of Los Angeles Annual Sponsorship**

**MOTION: Renew CCA Membership for 2012.**

Herb Glaser moved to approve. Darlene Kuba seconded.

**The motion passed on January 19, 2012.**

Members voting Yes: Dan Bartholomew, Mark Chatoff, Mark Cohen, Herb Glaser, Steve Hirsh, Darlene Kuba, Jaime Lee, Conrad Midolo, Elena Safaei, John Van Den Akker. Members voting to Abstain: Jorge Flores.

**MOTION: Treasures of Los Angeles Silver Sponsorship Support Level Participation.**

Herb Glaser Moved to approve. Darlene Kuba seconded.

**The motion passed by unanimous vote on January 19, 2012.**

Members voting: Dan Bartholomew, Mark Chatoff, Mark Cohen, Jorge Flores, Herb Glaser, Ramin Haverim, Steve Hirsh, Darlene Kuba, Jaime Lee, Conrad Midolo, Elena Safaei, John Van Den Akker.

**8 Personnel Updates**

Public Information Coordinator Search Update

Annie Chang, the BID's Public Information Coordinator, resigned. Ariana Gomez was hired for the position and will assume her duties on January 24, 2012.

Staff Salaries and Bonuses

The Board reviewed the recommendations of the Personnel Committee on salaries and bonuses.

## **9 Committee Reports**

Finance: The Finance Committee recommended lowering the assessments as an incentive for renewing the Business Improvement District for another 5 year term.

A memo was distributed regarding the 2011 Audit Engagement Proposal. Board Members discussed the issue and approved the following action:

**MOTION: Hire Stanislawski and Harrison to conduct the annual audit for 2011 and recommend getting proposals from 3 firms for conducting the 2012 audit.**

Darlene Kuba moved to approve. Mark Chatoff seconded.

**The motion passed by unanimous vote on January 19, 2012.**

Members voting: Dan Bartholomew, Mark Chatoff, Mark Cohen, Jorge Flores, Herb Glaser, Ramin Haverim, Steve Hirsh, Darlene Kuba, Jaime Lee, Conrad Midolo, Elena Safaei, John Van Den Akker.

## **10 Fashion District Board of Directors**

Officer Election: Board Members elected Jaime Lee, Chair; Mark Chatoff, Vice Chair; Jorge Flores, Secretary; and Dan Bartholomew, Treasurer.

Committee Appointments: Members were asked to indicate the Committees on which they wished to serve during 2012.

## **11 BID Renewal Steering Committee Appointments**

The current Business Improvement District term ends on December 31, 2013. The City of Los Angeles requires that we submit a new District Management Plan no later than summer 2012.

**MOTION: Support BID Renewal concept and adopt the following criteria for developing a 2014 – 2019 District Management Plan (1) With an analysis based on a 3% to 5% assessment reduction, (2) Minimal expense on the renewal effort (3) No program changes (4) No boundary changes.**

Mark Chatoff moved to approve. Darlene Kuba seconded.

**The motion passed by unanimous vote on January 19, 2012.**

Members voting: Dan Bartholomew, Mark Chatoff, Mark Cohen, Herb Glaser, Ramin Haverim, Jaime Lee, Darlene Kuba, Conrad Midolo, Elena Safaei.

## **12 Mandatory Brown Act Workshop for all Board Members**

All Board Members are required to attend a Brown Act Workshop conducted by the City of Los Angeles. A workshop will be provided at an upcoming Board of Directors meeting and other locations for those Members who cannot attend the workshop at the BID office. Date to be announced.

**13 Discussion of New Direction for Artwalk:** Tabled to a future meeting.

**14 New Business:** None discussed.

**15 Executive Director's Report:** Included in agenda package.

**16 The meeting was adjourned at 1:43 pm**



LA Fashion District BID  
Board of Directors Meeting Minutes  
February 23, 2012

110 E 9<sup>th</sup> Street Suite A 1175 Los Angeles CA 90079 p (213) 488-1153 f (213) 488-5159 www.fashiondistrict.org

**Members Present:** Laura Aflalo, Mark Chatoff, Mark Cohen, Jorge Flores, Steve Hirsh, Jaime Lee, Conrad Midolo, Elena Safaei, John Van Den Akker, Suzette Wachtel.

**Members Absent:** Dan Bartholomew, Herb Glaser, Darlene Kuba, Ramin Haverim, Brian Taban.

**Property Owners and Guests Present:** Norma Abdou, Eduardo Campi, Ana Cubas, Francisca Edoy, George Gould, Hassan, Councilmember Jose Huizar, Hilda Jimenez, Elisa Keller, Lance Kluger, Wong Yong Lee.

**Staff Present:** Kent Smith, Executive Director. Lynn Myers.

Several items were taken out of order and appear in the minutes according to the published agenda.

**1 Public Comment: None received.**

**2 Welcome and Introductions:** Attendees introduced themselves.

**3 Approval of the Minutes from January 19, 2012:** Approved by unanimous vote.

**4 Introduction of Councilmember Jose Huizar, District 14**

Councilmember Huizar provided an update on council redistricting. On February 22, 2012 the Redistricting Commission released proposed council boundary maps. (see Attachment 1) Most of downtown was moved from Council District 9 to Council District 14. City Council expects to approve the new council district boundaries in mid-March.

The discussion moved to the issue of the recent sidewalk display ordinance enforcement. Councilmember Huizar offered to support the BID Board of Director's work to obtain a moratorium on enforcement and amend legislation.

**5 Committee Appointments:** Board Members acknowledged the Chair's appointments.

**6 Committee Report**

Finance: The Committee met prior to the Board Meeting on February 23, 2012 to review projected budget for 2013-2014. No assessment increases were recommended however a shortfall is expected. Surplus revenue will be expended to cover the expected shortfall and also allow a reserve for unanticipated costs.

**7 Board Position on Redistricting**

**MOTION:** The Board of Directors agreed not to take a position on the City Council's Redistricting process. Mark Chatoff moved to approve. Jorge Flores seconded.

**The motion was approved on February 23, 2012.**

Members voting: Mark Chatoff, Mark Cohen, Jorge Flores, Steve Hirsh, Conrad Midolo, Elena Safaei, John Van Den Akker, Suzette Wachtel.

**8 Sidewalk Obstruction Enforcement**

On February 8, 2012 The Los Angeles Police Department in coordination with the City Attorney, initiated enforcement aimed at merchants displaying merchandise on sidewalks. A yellow line was painted years ago to control the displays and preserve the public right of way. The Santee Maple Alley Association (SMAA) and the North Alley Association (NAA) owners and their tenants see the sidewalk merchandising as part of the character of the district and want to amend regulations to permit the Santee Alley to allow outdoor merchandising.

SMAA and NAA convened two special meetings to address the issue. A Community Meeting on February 13, 2012 was attended 75 property owners, merchants, Los Angeles Police Department (LAPD) Captain Horace Frank - Central Division, Andre Quintero - City Attorney - Downtown Bureau, and department staffs. LAPD and the City Attorney explained that the ordinance prohibiting sidewalk merchandising is the law.



Owners also met with Councilmember Jan Perry, District 9, on Thursday, February 16, 2012, to discuss the process for obtaining a moratorium on further enforcement as a temporary solution and the potential for amending legislation.

SMAA and NAA see sidewalk merchandising as a district wide issue and requested support from the Board and the Downtown LA Property Owners Association (DPOA) to retain an attorney. Board Members discussed the issue, reviewed a proposal (see Attachment 2), and took the following action:

**MOTION: Allocate an amount not to exceed \$10,000 to hire attorney Timothy B. McOsker to obtain a moratorium on sidewalk display enforcement and launch an ordinance development process, and a flat fee to draft the ordinance. Request the Santee Maple Alley Association and the North Alley Association to contribute to the overall process. Form an ad hoc committee of 4-5 Board Members to oversee the process.**

Jorge Flores moved to approve. John Van Den Akker seconded.

**The motion passed on February 23, 2012.**

Members voting Yes: Mark Chatoff, Jorge Flores, Steve Hirsh, Jaime Lee, Conrad Midolo, Elena Safaei, John Van Den Akker, Suzette Wachtel.

Members voting No: Mark Cohen.

## **9 BID Renewal**

Board Chair Lee appointed Mark Cohen, Jorge Flores, Barry Gold, Steve Hirsh, and Lance Kluger to the BID Renewal Steering Committee. The first meeting will take place on Tuesday, March 20, 2012 at 1:30 pm when the committee will review the draft District Management Plan.

## **10 New Business**

Brown Act & Best Practices Workshop: The City of Los Angeles is requiring BID Chairs and Executive Directors to attend a workshop focused on Brown Act compliance.

ADA Extortion Lawsuits: Mark Cohen asked Board Members to contact their Congressperson to support Assembly Bill 1878 which would give small businesses 120 days after a written notice of violation to correct an ADA violation before a lawsuit could be filed. A reference link will be sent to Board Members.

Bloomberg's Action Plan: A New York Times article was distributed at the meeting that outlines 5 tactics to help build New York City's apparel industry. (see Attachment 3)

## **11 Executive Director Report**

Home for Good: After one year 3,000 homeless individuals have been permanently housed thanks to the partnership of the LA Chamber of Commerce, United Way and the Business Task Force in which Kent Smith is a member. (See Attachment 4)

## **12 The meeting adjourned at 3:14 pm**



LA Fashion District BID  
Board of Directors Meeting Minutes  
March 22, 2012

**Members Present:** Laura Aflalo, Mark Chatoff, Mark Cohen, Jorge Flores, Herb Glaser, Steve Hirsh, Darlene Kuba, Ramin Haverim, Brian Taban, Suzette Wachtel.

**Members Absent:** Dan Bartholomew, Jaime Lee, Conrad Midolo, Elena Safaei, John Van Den Akker.

**Property Owners and Guests Present:** Melvin Bayer, Stanley Greitzer, Hilda Jimenez, Elisa Keller, Gideon Krakarov, Deputy Chief Jose Perez.

**Staff Present:** Kent Smith, Executive Director. Lynn Myers, Randall Tampa.

*Several items were taken out of order and appear in the minutes according to the published agenda.*

**1 Public Comment:** None received.

**2 Welcome and Introductions:** Attendees introduced themselves.

**3 Approval of the Minutes from February 19, 2012:** Approved by unanimous vote.

**4 Deputy Chief Jose Perez, Central Bureau, Los Angeles Police Department (LAPD)**

Sidewalk Display Enforcement Discussion: Deputy Chief Perez explained that laws must apply to all areas of the public domain. The recent enforcement could have been better communicated in order to prepare vendors and owners. The current moratorium will not be honored forever and however an equitable compromise allowing some sidewalk displays is being sought with the assistance of the Council Districts 9 and 14. Enforcement will continue while law piece is being developed.

Overlay Zone Update: The council motion and revised map were distributed (see Attachments 1 and 2). The Council Districts requested a map with boundaries for where sidewalk displays are appropriate. The map and motion will be addressed at the Planning and Land Use Management Committee (PLUM) on April 10, 2012 when the committee will review how to legitimize sidewalk displays in the LA Fashion District. Board Members and property owners commented on the map which will be revised and emailed to the Board of Directors for additional comments.

**5 Committee Reports**

Finance: The Financial Committee met preceding the Board of Directors meeting. Financials were distributed. (see Attachment 3). The Finance Committee recommended approval with several changes.

**MOTION: Approve the 2011 Audited Financial Statements with changes.**

Herb Glaser moved to approve. Suzette Wachtel seconded.

**The motion passed by unanimous vote on March 22, 2012.**

Members Voting Yes: Laura Aflalo, Mark Chatoff, Mark Cohen, Jorge Flores, Herb Glaser, Ramin Haverim, Steve Hirsh, Brian Taban, Suzette Wachtel.

Operations: The Operations Committee met on March 20, 2012. SLO Sam Yin is moving to a different car area; SLO Tracy Fischer will replace Yin as the new SLO; Karen Owens is taking over the Vending Detail. The Operations Committee recommends issuing an invitation only Request for Proposal for clean and safe services to possibly reduce the current contract costs. The criteria for proposal submission will be previous BID experience. Companies that can offer both clean and safe services will receive additional consideration.

**MOTION: Initiate an invitation only RFP for clean and safe services for 2012 and 2013 and possibly beyond if the BID is renewed.**

Mark Chatoff moved to approve. Herb Glaser seconded.

**The motion passed by unanimous vote on March 22, 2012.**

Members Voting Yes: Laura Aflalo, Mark Chatoff, Mark Cohen, Jorge Flores, Herb Glaser, Ramin Haverim, Steve Hirsh, Brian Taban, Suzette Wachtel.

Legislative: The Legislative Committee met on March 20, 2012 to discuss the proposed Franchise Waste Hauling System. The City Council is expected to make a decision in late Summer 2012 on whether to initiate an Exclusive or Non-Exclusive Franchise system. Gideon Kracov, attorney for AERY, presented information on the Non-Exclusive System.

No Board action was taken due to the lack of a voting quorum.

BID Renewal: The BID Renewal Steering Committee met on March 20, 2012. Committee Chair Steve Hirsh presented the timetable and draft elements of a new District Management Plan. (see Attachment 4) The City Clerk's renewal process is very cumbersome and the renewal effort must move quickly in order to complete it before the end of the current BID on December 31, 2013.

## **6 LA Fashion District Specific Plan and EIR**

The Successor Agency, a three member Board appointed by the State of California, will be reviewing current contracts of the former Community Redevelopment Agency of Los Angeles (CRA/LA) to determine which contracts should be completed.

The Fashion District Plan being developed by AECOM is not currently on the list of "enforceable obligations" that require the Successor Agency to complete as they wind up the former CRA's activities.

There is a possibility that our project could be terminated immediately and the plan would not be completed. (see Attachments 4 and 5.)

The Board and property owners were invited to attend the meeting. BID staff will report on progress. No Board action was taken due to the lack of a voting quorum.

## **7 Brown Act Workshop**

Board Chair Jaime Lee and BID Executive Director Kent Smith attended the 3-hour workshop detailing the legally required open meeting law presented by the City Clerk's office. Board Members agreed to develop a policy on terms and conditions for public comment.

## **8 Port of Los Angeles Tour**

Board Members will consider a date in June for a tour of the port.

## **9 New Business: None discussed.**

## **10 Executive Director's Report**

Streetscape 2: Design work will be a collaboration of the Bureau of Engineering and AECOM staffs. Design options will be presented for comment by late Summer 2012.

Made in LA: Kent Smith attended a meeting to learn about efforts are being developed to market and brand Made in LA products.

## **11 The meeting adjourned at 1:45 pm**



LA Fashion District BID  
Board of Directors Meeting Minutes  
April 26, 2012

**Members Present:** Dan Bartholomew, Mark Chatoff, Jorge Flores, Steve Hirsh, Darlene Kuba, Jaime Lee, Ramin Haverim, Conrad Midolo, Suzette Wachtel.

**Members Absent:** Laura Aflalo, Mark Cohen, Herb Glaser, Elena Safaei, Brian Taban, John Van Den Akker.

**Property Owners and Guests Present:** Hilda Jimenez, \_\_\_\_\_?? (PLEASE CHECK GUEST SIGN IN LIST – there was one person at the Board meeting that I didn't recognize...)

**Staff Present:** Kent Smith, Executive Director. Lynn Myers.

**1 Public Comment: None received.**

**2 Welcome and Introductions:** Attendees introduced themselves.

**3 Approval of the Minutes from March 22, 2012:** Approved by unanimous vote.

**4 Committee Reports**

**BID Renewal:** The committee met on Tuesday, April 24, 2012 to review the draft district management plan. A copy was distributed at the Board meeting. (Item 1) Kent Smith reported the new plan is the same as the current plan. There are no changes to zones, assessment methodology, projected budgets, programs or services. The BID Renewal Committee recommended Board approval of the new plan.

The South Alley Overlay Assessment will increase 11% as they will have expended all surplus revenue and will need to increase assessments in order to reach the actual baseline.

The North Alley Association will meet to approve their budget. No increase is anticipated.

**MOTION: Approve the District Management Plan - May 2012 for the next BID renewal term of 2014-2018.**  
Darlene Kuba moved to approve. Dan Bartholomew seconded.

**The motion passed by unanimous vote on April 26, 2012.**

Members Voting: Dan Bartholomew, Mark Chatoff, Jorge Flores, Steve Hirsh, Darlene Kuba, Jaime Lee, Ramin Haverim, Conrad Midolo, Suzette Wachtel.

**5 Proposed Overlay Zone Update**

On Tuesday, April 17, 2012 the City's Planning and Land Use Management Committee considered and approved a motion to launch a 12-month long process to consider implementation of an Overlay Zone in the LA Fashion District that will allow sidewalk merchandising in permitted areas. Smith reported there is no moratorium on enforcement until the overlay zone plan becomes law.

**6 LA Fashion District Specific Plan and EIR Update**

Smith reported that the Fashion District Plan has been approved to proceed to the next step in the process for funding the completion of the plan and environmental impact report. At their meeting on Thursday, April 19, 2012 the Successor Agency, a three member Board appointed by the State of California, reviewed reviewing current contracts of the former Community Redevelopment Agency of Los Angeles (CRA/LA) to determine which contracts should be completed.

Property owner and Board Vice Chair Mark Chatoff, BID Executive Director Kent Smith, Council District 14 Trisha Robbins, and the City Planning Department testified in favor of completing the Fashion District plan.

There is still a possibility that our project could be terminated immediately by the State Oversight Board and the plan would not be completed.

#### **7 County Health Department Meeting Regarding Garment Manufacturing Complex Inspections**

On April 24, 2012, the BID hosted a meeting for property owners and County Public Health officials to discuss the new Garment Inspection Program inspection fees for garment manufacturing complexes. During the meeting County staff indicated they were optimistic the fees would be reduced by 50% for many garment manufacturing complexes. Please watch for more information in future editions of What's New – the County will be preparing a Frequently Asked Questions summary that will provide additional information and answer questions that were brought by property owners who attended the meeting.

#### **8 Streetcar Update**

The Streetcar Project is moving forward and plans are being developed for property owner outreach meetings. The plan is to assess owners for a portion of the construction. Board Members were encouraged to attend the meeting on May 16, 2012.

#### **9 Fashion District Position on Farmers Field EIR**

Staff reviewed the 10,000 page EIR to determine how the proposed stadium will impact the LA Fashion District. AEG plans over \$5 million in transportation improvements including improvements in the LA Fashion District:

- a. Extra lanes on 17<sup>th</sup> Street and 18<sup>th</sup> Street between Los Angeles and Main.
- b. Add another left turn lane on 18<sup>th</sup> Street at Los Angeles Street.
- c. Restripe intersections at Main and Broadway at 17<sup>th</sup> Street to create left turn lanes.
- d. Restripe intersection at Broadway and 18<sup>th</sup> Street to add a left hand turn lane.
- e. At Los Angeles and 17<sup>th</sup> Street widen the westbound approach of the I-10 Freeway off ramp.
- f. Signal Controller Upgrades of:
  - San Pedro & 16<sup>th</sup> Street
  - Maple at 16<sup>th</sup> Street
  - Maple at 18<sup>th</sup> Street
  - Los Angeles at 16<sup>th</sup>, 17<sup>th</sup>, and 18<sup>th</sup> Streets
  - Main at 16<sup>th</sup>, 17<sup>th</sup>, and 18<sup>th</sup> Streets
  - Broadway at 16<sup>th</sup> Street

Even with the improvements, the LA Department of Transportation (LADOT) forecasts that I-10 off ramps and on ramps, and 16<sup>th</sup>, 17<sup>th</sup>, and 18<sup>th</sup> Streets between San Pedro and Broadway in the LA Fashion District will be more congested during Saturday and Sunday during game events (12:00 noon – 1:30 pm and 4:30 – 5:30 pm).

Parking is forecast to occur as far east as Broadway and we plan to work with LADOT to minimize parking impacts from Farmer's Field on weekend shoppers in the LA Fashion District.

Board Members agreed to reiterate the concerns conveyed in their first comment letter submitted to the City Planning Department, and request a follow-up meeting with AEG, and the traffic and marketing consultants to discuss the issues of tailgate parties, shopper perception of traffic, and downtown marketing..

**10 New Business:** None discussed.

**11 Executive Director Report:** No new issues were discussed.

**12** The meeting adjourned at 1:15 pm



LA Fashion District BID  
Board of Directors Meeting Minutes  
May 24, 2012

**Members Present:** Laura Aflalo, Mark Chatoff, Mark Cohen, Jorge Flores, Steve Hirsh, Darlene Kuba, Jaime Lee, Ramin Haverim, Elena Safaei, Brian Taban, John Van Den Akker, Suzette Wachtel.

**Members Absent:** Dan Bartholomew, Herb Glaser, Conrad Midolo.

**Property Owners and Guests Present:** Ron Galperin, Hilda Jimenez, Steve Needleman.

**Staff Present:** Kent Smith, Executive Director. Lynn Myers.

*Several items were taken out of order and appear in the minutes according to the published agenda.*

- 1 **Public Comment: None received.**
- 2 **Welcome and Introductions:** Attendees introduced themselves.
- 3 **Approval of the Minutes from April 26, 2012:** Approved by unanimous vote.

4 **Guest Ron Galperin: Commission on Revenue Efficiency**

Mr. Galperin is Chair of the City of Los Angeles' Commission on Revenue Efficiency (CORE) and a candidate for City Controller in the next election. He presented a summary of CORE's accomplishments and invited Board Members to contact him for more information. (Item 1)

5 **Committee Reports**

Operations: Outdoor Merchandising: Smith reported that LAPD were currently distributing warnings to merchants about the laws against selling merchandise on public sidewalks. He summarized Captain Horace Frank's presentation on outdoor merchandising.

**RFP for Clean and Safe Services:** The Operations Committee approved the RFP that will now be sent to 5 vendors for each service. A staff report will be presented at the July Board meeting.

**Ad Hoc Committee on Farmers Field EIR:** Committee Members met with Farmers Field transportation engineers and AECOM reps to discuss the impact of game day traffic on the LA Fashion District. They also presented a feasible parking strategy. The next step is a meeting with their Marketing team to develop a joint marketing strategy that will attract visitors to the stadium and downtown businesses.

6 **2013 Assessments**

**MOTION: No increase to BID and Alley Overlay Assessments for 2013.**

Darlene Kuba moved to approve. Jorge Flores seconded.

**The motion was approved by unanimous vote on May 24, 2012.**

Members voting: Laura Aflalo, Mark Chatoff, Mark Cohen, Jorge Flores, Steve Hirsh, Darlene Kuba, Jaime Lee, Ramin Haverim, Elena Safaei, Brian Taban, John Van Den Akker, Suzette Wachtel

7 **LA Streetcar Inc.**

Other downtown BID Boards of Directors have voted to support the streetcar based on positive impacts in other cities with streetcar systems. LA Streetcar is seeking private funds through a special property owner assessment to cover 50% of the construction cost. However it is the residents who will vote because of California State Law. 20% of the LA Fashion District will be affected. Board Members agreed to table a vote to a future meeting.

- 8 **New Business:** None discussed.
- 9 **Executive Director Report:** No new issues were discussed.
- 10 The meeting adjourned at 1:23 pm



LA Fashion District BID  
Special Board of Directors Meeting Minutes  
June 26, 2012

**Board Members Present:** Laura Aflalo, Mark Chatoff, Mark Cohen, Jorge Flores, Herb Glaser, Ramin Haverim, Steve Hirsh, Darlene Kuba, Jaime Lee, Conrad Midolo, Elena Safaei, Brian Taban, Suzette Wachtel.

**Board Members Absent:** Dan Bartholomew, John Van Den Akker.

**Property Owners and Guests Present:** Joe Baxley, Raquel Bensimon, Ronny Bensimon, Jon Blanehall, Kathleen Damani, Michael Delijani, Michael Eisenberg, Jeffrey Griswold, Hilda Jimenez, Peter Kaplan, Peyman Kohanzadeh, Jessica Wethington McLean, Eric Metz, Steve Needleman, Josh Sale, Laurie Sale, Sam Sale, Ilene Salori, Daniel Taban

**Staff Present:** Kent Smith, Executive Director. Lynn Myers.

The meeting convened at 1:38 pm.

- 1 Public Comment: None received.**
- 2 Welcome and Introductions:** Attendees introduced themselves.
- 3 Approval of the Minutes from May 24, 2012:** Approved by unanimous vote.

**4 LA Streetcar Discussion**

Board Members heard public comments on the proposed LA Streetcar project and the Community Facilities District (CFD) that will levy assessments on private property to pay for the construction of the streetcar for a period of 30 years should it be approved by registered voters. A revised assessment map was distributed. (Item 1) A report regarding the CFD from the city's Chief Administrative Officer (CAO) that was presented to the City Council's Budget and Finance Committee on June 25, 2012 was emailed to Board Members before today's Special Board meeting. (Item 2)

Board Members considered the options of taking a formal position on the project.

**MOTION: The Board of Directors votes to oppose the LA Streetcar Project in its current form.**

Jorge Flores moved to approve. Ramin Haverim seconded.

**The motion failed on June 26, 2012.**

**MOTION: The Board of Directors agrees to take no position on the LA Streetcar Project.**

Suzette Wachtel moved to approve. Mark Cohen seconded.

**The motion passed on June 26, 2012.**

Members Voting Yes: Mark Chatoff, Mark Cohen, Ramin Haverim, Steve Hirsh, Jaime Lee, Suzette Wachtel.

Members Voting No: Herb Glaser, Jorge Flores, Darlene Kuba, Brian Taban.

Members Abstaining from Vote: Elena Safaei, Conrad Midolo.

- 5 Skid Row Street Cleaning and Injunction:** Tabled to a future meeting.
- 6 Election Committee Appointments:** Tabled to a future meeting.
- 7 Final 2014-2019 District Management Plan:** Tabled to a future meeting.
- 8 New Business:** None discussed.
- 9** The meeting adjourned at 3:14 pm

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LA Fashion District BID  
Board of Directors Meeting Minutes  
July 19, 2012

**Board Members Present:** Dan Bartholomew, Mark Chatoff, Mark Cohen, Jorge Flores, Ramin Haverim, Jaime Lee, Brian Taban, John Van Den Akker, Suzette Wachtel.

**Board Members Absent:** Laura Aflalo, Herb Glaser, Steve Hirsh, Darlene Kuba, Conrad Midolo, Elena Safaei.

**Property Owners and Guests Present:** Hilda Jimenez, Rainier de Ocampo, Mark Quest.

**Staff Present:** Kent Smith, Executive Director. Jose Gonzalez, Lynn Myers, Randall Tampa.

The meeting convened at 11:55 am.

*Several agenda items were taken out of order and appear in the minutes according to the published agenda.*

**1 Public Comment: None received.**

**2 Welcome and Introductions:** Attendees introduced themselves.

**3 Approval of the Minutes from June 26, 2012:** Approved by unanimous vote.

**4 Clean and Safe Contracts**

The Operations Committee met on July 10, 2012 to hear presentations from contractors that had been selected based on qualifications and rates. The Operations Committee recommended hiring Chrysalis to provide maintenance services and Universal Protection Service for safety services. Board Members discussed the issues at length and took the following action:

**MOTION: Hire Chrysalis to provide maintenance services and Universal Protection Service to provide safety services for the LA Fashion District Business Improvement District.**

Dan Bartholomew moved to approve. Jorge Flores seconded.

**The motion passed with a unanimous vote on July 19, 2012.**

Board Members Voting: Dan Bartholomew, Mark Chatoff, Mark Cohen, Jorge Flores, Ramin Haverim, Jaime Lee, Brian Taban, John Van Den Akker, Suzette Wachtel.

**5 Housing Special Project**

Board Members considered contributing \$5,000 from Special Projects to the Home for Good Funders Collaborative. The LA Fashion District BID and the Hollywood Entertainment District BID have been working on the United Way/LA Chamber of Commerce Home for Good Task Force for the last three years. The project is supported by Mayor Villaraigosa, the County Board of Supervisors, and scores of organizations that are all working together to develop permanent housing for chronically homeless individuals.

All Task Force Members have been asked to contribute to a matching fund that will ultimately provide \$90 M for housing. The Funders Collaborative is a public and private effort to streamline the funding process for housing and services for the chronically homeless. \$5 million promised through private funds were able to lever \$9.0 million in public dollars. The Funders Collaborative has already raised \$4.9 M of its \$5 M goal. However there is still a \$100,000 gap which is critical to secure matching funds from the Hilton foundation.

According to the District Management Plan the BID's Special Projects budget is reserved for opportunities and additional projects that present themselves during the life of the District. All special projects are designed to enhance the assets and the image of the District. Special project funds will only be used to specially benefit parcels within the District. The benefit to property owners from these services is increased commercial activity which directly relates to increases in lease rates and enhanced commerce. An article from the *New York Times* was distributed. (Item 1)



**MOTION: Contribute \$5,000 from Special Projects to the Home for Good Funders Collaborative.**

Mark Cohen moved to approve. Dan Bartholomew seconded.

**The motion passed by unanimous vote on July 19, 2 1012.**

Board Members Voting: Dan Bartholomew, Mark Chatoff, Mark Cohen, Jorge Flores, Jaime Lee, Brian Taban, John Van Den Akker, Suzette Wachtel.

**6 2011 Tax Returns Draft Review**

The Finance Committee recommended approval of the 2011 tax returns. Board Members reviewed the document and took the following action:

**MOTION: Approve the 2011 Tax Returns.**

John Van Den Akker moved to approve. Mark Cohen seconded.

**The motion passed by unanimous vote on July 19, 2 1012.**

Board Members Voting: Dan Bartholomew, Mark Chatoff, Mark Cohen, Jorge Flores, Jaime Lee, Brian Taban, John Van Den Akker, Suzette Wachtel.

**7 Committee Reports**

Election Committee Appointments: Mark Chatoff, Jorge Flores, and Brian Taban were appointed.

BID Renewal: The City Clerk is in second of the 2014-2019 Management District Plan. The goal is to distribute petitions at the September Board of Directors meeting.

**8 New Business:** None discussed.

**9 Executive Director's Report**

LA Streetcar: Public hearing will take place in City Council on July 31, 2012 at 10 am – Room 340 Council Chambers.

Specific Plan: Approved for completion by State Board of Finance. Next stakeholder meeting in the fall.

Mural Ordinance: Council District 14 is leading the way to codify murals of a specific size and non-advertising in content. Central City Association is in favor of prohibiting all murals however the LA Fashion District staff favors allowing murals in downtown as they often improve the visual environment for residents and businesses and they are important economic development tools.

Increased tourism is just one example. The link between “street art “ and fashion is another. There is a role for community input on murals but art is always going to be provocative and a challenge to current opinions.

SB1186: Legislation to fight Americans with Disability Act (ADA) lawsuit abuse has cleared the Senate with bipartisan support. We'd like to recognize the California Downtown Association (CDA) for their advocacy for this piece of legislation. Kent Smith, a member of the CDA Government Relations Committee, has been working with CDA to stop ADA lawsuit abuse, which negatively impacts small businesses statewide. SB 1186 now heads to the Assembly for consideration before coming back to the Senate for final approval.

BID Activity Report for June 2012:

- Over 4,000 location checks conducted
- Over 1,200 yellow tags issued
- 158 tons of trash collected
- 541 graffiti tags removed
- Over 20 broadcast emails to property owner on a variety of issues/meeting dates/activity updates
- 4,500 newsletters mailed and distributed to property owners and merchants
- Alerted owners of a sinkhole on Santee St and worked city departments to track repairs
- 1.2 million website hits (3X more hits than June 2011)
- 46K unique visitors to the website
- 1,052 Facebook Likes – 130 New Twitter Followers – 6,727 Blog Page Views

**10 The meeting adjourned at 1:45 pm**

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LA Fashion District BID  
Board of Directors Meeting Minutes  
September 5, 2012

**Board Members Present::** Mark Chatoff, Jorge Flores, Ramin Haverim, Steve Hirsh, Jaime Lee, Conrad Midolo, Elena Safaei, Brian Taban, John Van Den Akker, Suzette Wachtel.

**Board Members Absent:** Laura Aflalo, Dan Bartholomew, Mark Cohen, Herb Glaser, Darlene Kuba.

**Property Owners and Guests Present:** Hilda Jimenez, Mark Loranger, Sabrina Terzian.

**Staff Present:** Kent Smith, Executive Director. Jose Gonzalez, Lynn Myers, Randall Tampa.

The meeting convened at 11:57 am.

*Several agenda items were taken out of order and appear in the minutes according to the published agenda.*

**1 Public Comment: None received.**

**2 Welcome and Introductions:** Attendees introduced themselves.

**3 Approval of the Minutes from July 19, 2012:** Approved by unanimous vote.

**4 Chrysalis Start-Up Plan**

BID Executive Kent Smith provided a report on the Clean Team RFP, the bid process, and the selection process that granted the new contract to Chrysalis Enterprises. Chrysalis is contracted with 14 other Business Improvement Districts and submitted the best proposal to the LA Fashion District BID from a field of five competitors including the current contractor Facilities Support Services (FSS).

Smith introduced Chrysalis President Mark Loranger who summarized the goals of the Chrysalis organization and the contract transition process that will take place at the BID on September 10, 2012. Loranger also explained that Chrysalis retained legal counsel to address the letter received from FSS contract employees that was emailed to all Board Members. (Item 1) Chrysalis is a training program and not a permanent employment program. Chrysalis is confident of their position crafted by attorneys at Ballard, Rosenberger and Roper. They also retained Harvey Englander to develop a public relations position. Chrysalis also met with members of the FSS Clean Team and offered them assistance finding new employment.

Smith will contact staff at Council District 14 to explain the Clean Team contract change.

**5 Action: Hiring of District Field Supervisor**

Smith distributed a letter from former Board Member and Operations Committee Member Peter Fleming, who encouraged Board Members to hire Elmer Pacheco, the current Clean Team supervisor. Smith also received a phone call from former Board Member Lance Kluger who also encouraged bringing on Pacheco as a DPOA employee. Smith reported that most other BIDs have a field supervisor representing the interests of the BID.

**MOTION: Employ Elmer Pacheco as a DPOA employee.**

Mark Chatoff moved to approve. John Van Den Akker seconded.

**The motion passed by unanimous vote on September 5, 2012.**

Members Voting: Mark Chatoff, Jorge Flores, Ramin Haverim, Steve Hirsh, Jaime Lee, Conrad Midolo, Elena Safaei, Brian Taban, John Van Den Akker, Suzette Wachtel.

**6 Safe Team Transition**

The new contractor Universal Protection Services (UPS) assumed duties on September 5, 2012. The BID lost 7 employees of 23. UPS expects to be 95% staffed by September 12, 2012.

**7 Home for Good Update**

At the July Board meeting Members approved donating \$5000 to the Home for Good fundraiser. Smith reported the BID is in good company with many high profile donators that recently made front page news in the LA Times. The next step is a homeless count that will enable the City and County to apply for federal funds for housing.

**8 Committee Updates**

BID Renewal: The management district plan is again being reviewed by the City Clerk. Once the plan is approved the BID will convene a BID Renewal Committee meeting and prepare to distributed petitions.

Election: Committee Members met to review the process and potential candidates. Deadline to indicate intent of candidacy is September 10, 2012.

**9 New Business**

City Market Plan: All Board Members were encouraged to attend a special meeting hosted by Peter Fleming to review the new development proposed for the City Market property.

**10 The meeting adjourned at 1:20 pm**



LA Fashion District BID  
Board of Directors Meeting Minutes  
November 15, 2012

**Board Members Present::** Mark Chatoff, Jorge Flores, Herb Glaser, Ramin Haverim, Steve Hirsh, Jaime Lee, Conrad Midolo, Elena Safaei, Brian Taban, John Van Den Akker, Suzette Wachtel

**Board Members Absent:** Laura Aflalo, Dan Bartholomew, Mark Cohen, Darlene Kuba

**Property Owners and Guests Present:** Councilman Dennis Zine, Hilda Jimenez

**Staff Present:** Kent Smith, Executive Director. Joanna Cheatham, Admin Assistant. Ariana Gomez, Public Information Coordinator

**1 Public Comment: None received.**

**2 Welcome and Introductions:** Attendees introduced themselves.

**3 Councilman Dennis Zine, Candidate for City Controller**

Councilman Zine will bring years of public service experience gained in Los Angeles as a police officer and Council Member to the job of Controller. He expressed support for Business Improvement Districts for providing essential public safety services. As City Controller Zine said he will support community efforts to bring back business to downtown. He will also work to create a collaborative environment in Los Angeles.

**4 Approval of the Minutes from September 5, 2012:** Approved by unanimous vote.

**5 BID Renewal Update**

BID Renewal Consultant Steve Gibson discussed the 2014-2019 District Management Plan. The Engineer's Report is being reviewed by the City Clerk. We have approval to move ahead with the petition process. There are concerns by the City Attorney about court cases that relate to BIDs and Proposition 218 passed in 1997. Challenge is in the requirement that special assessments can only be levied for services that bring special benefit to a property; no charges may be levied for general benefit. If court finds for the challenger we still won't need to re-petition as all Fashion District BID services are special benefit. The California Supreme Court is also reviewing this issue.

All renewals have been slowed down due to the turmoil in the BID world. According to the latest timeline we need to complete the petition process by March 2013, Ballot drive by June 1, Council approval by July 15, and completed assessment database to the County Assessor by August 2013. Gibson recommended starting the petition process knowing that by May 1 we may need to reissue a revised Management Plan.

**MOTION: Endorse the 2014-2019 BID Renewal.**

Mark Chatoff moved. Herb Glaser seconded.

The motion passed on November 15, 2012.

Members Voting: Approved by unanimous vote.

Kent Smith recommended that if all Board Members, former Board Members, and other top property owners sign the petitions then it will be a simple, cost effective renewal.

**6 2013 Planning Report** – Tabled to next meeting.

LA Fashion District BID Board of Directors Meeting: November 15, 2012. Page 2 of 2.

## **7 Committee Reports**

Finance: The proposed 2013 budget is lower than the 2012 budget with the cost savings achieved by the transition to new Clean and Safe Team contractors.

### **MOTION: Approve 2013 Budget.**

Brian Taban moved to approve. John Van Den Akker seconded.

The motion passed on November 15, 2012.

Members Voting: Approved by unanimous vote

Operations: The Committee met on November 13, 2012. LAPD SLO Linton gave a report.

Safe Team transition is going well. Clean Team transition has challenges. BID staff and Chrysalis are meeting weekly to customize service delivery to the Fashion District. Changes are positive. The new Field Supervisor Elmer Pacheco was commended for helping to facilitate the transition.

LAPD Central Division has procured a grant to repair the surveillance cameras in downtown. Kent Smith reported that the Fashion District is the only downtown BID that did not pay for cameras. The BID's cameras were donated by the Motion Picture Association of America. The challenge for LAPD is to ensure that internal controls are efficient in order to make the best use of the cameras.

Elections: Ballots are out. The deadline to return ballots is December 10. Results will be announced at the December 13 meeting. Joanna Cheatham was commended for her work to get the 1,100 ballots to property owners.

## **8 Waste Hauling Franchise System Update**

Council voted to enact the Exclusive Franchise system. We will work to ensure that the BID will be authorized to pick up trash.

## **9 Update on City Council's Proposed Sales Tax Increase**

Kent Smith met with Council Member Herb Wesson and Miguel Santana to discuss the four measures that were presented to help reduce the deficit. At stake are cuts to the LAPD. Council decided to include only the Sales Tax Increase on the March ballot that will produce the most revenue.

## **10 Executive Director Report**

Business Survey: Work is ongoing to visit every business in the district. The survey information will be used to update the website. Work will be finished in January 2013.

Map Guide: A hard copy map guide is being produced for distribution to hotel concierges and chambers of commerce.

Specific Plan: Governor Brown vetoed passage of the ROPS 3 funding that would fund the Fashion District Specific Plan among other projects that had been initiated by the now defunct Community Redevelopment Agency. We will work to reinstate funding for the plan. At the same time we will work with the Planning Department to include proposed zone changes in the new Downtown Development Codes.

ADA Lawsuits: Thanks to the California Downtown Association lobby there is a positive outcome to ending lawsuits for non-compliance to the Americans with Disabilities Act. Details are being worked out to create a certification program for buildings.

## **11 New Business: None discussed**

## **12 The meeting adjourned at 1:36 pm**



LA Fashion District BID  
Board of Directors Meeting Minutes  
December 13, 2012

**Board Members Present::** Daniel Bartholomew, Mark Chatoff, Mark Cohen, Jorge Flores, Ramin Haverim, Steve Hirsh, Jaime Lee, Elena Safaei, Brian Taban, John Van Den Akker, Suzette Wachtel

**Board Members Absent:** Laura Aflalo, Herb Glaser, Darlene Kuba, Conrad Midolo.

**Property Owners and Guests Present:** Tanner Blackman, Councilman Jose Huizar, Hilda Jimenez, Miguel Vargas.

**Staff Present:** Kent Smith, Executive Director. Lynn Myers.

The meeting convened at 12:01 pm. *Several items were taken out of order of the agenda.*

**1 Public Comment: None received.**

**2 Welcome and Introductions:** Attendees introduced themselves.

**3 Councilman Jose Huizar, District 14**

Councilman Huizar thanked property owners for BID services. He summarized his vision for downtown that is now part of Council District 14. Councilman Huizar asked owners for comments and questions. He pledged support for beautification and economic efforts.

**4 Approval of the Minutes from November 15, 2012:** Approved by unanimous vote.

**5 Approval of Planning Report**

Reports were distributed to Board Members. (see Attachment 1) The City of Los Angeles requires BIDs to submit annual planning reports for the coming year. The BID's 2013 annual report shows no changes in programs, services, boundaries or assessments.

**MOTION: Approve the 2013 Annual Planning Report for submission to the City of Los Angeles.**

Mark Chatoff moved to approve. Daniel Bartholomew seconded.

**The motion passed by unanimous vote on December 13, 2012.**

Members voting: Daniel Bartholomew, Mark Chatoff, Mark Cohen, Jorge Flores, Ramin Haverim, Steve Hirsh, Jaime Lee, Elena Safaei, Brian Taban, John Van Den Akker, Suzette Wachtel.

**6 The City Market of Los Angeles**

The City Market property owners propose construction of a multi-use development at 9<sup>th</sup> Street and San Pedro Street that will transform the district. The project has already received endorsement from the Central City Association Executive Committee.

**MOTION: Support the City Market of Los Angeles' proposal to construct a multi-use development project at 9<sup>th</sup> at San Pedro Streets.**

Mark Chatoff moved to approve. Ramin Haverim seconded.

**The motion passed by unanimous vote on December 13, 2012.**

Members voting: Daniel Bartholomew, Mark Chatoff, Mark Cohen, Jorge Flores, Ramin Haverim, Steve Hirsh, Jaime Lee, Elena Safaei, Brian Taban, John Van Den Akker, Suzette Wachtel.

**7 Personnel Committee Report**

Board Members discussed Clean and Safe Team wages/salaries and staff increases.

**8 BID Renewal Strategy**

Board Members were asked to sign their petitions before the end of 2012 and to contact at least 3 property owners on a call list to ask for petition signatures. Executive Director Kent Smith explained the litigation in neighboring BIDs and noted that clean and safe programs are legitimate BID services.

**9 Sponsorship of Treasures of Los Angeles**

**MOTION: Approve the 2013 Membership Renewal for the Central City Association.**

**The motion passed by unanimous vote on December 13, 2012.**

Members voting: Daniel Bartholomew, Mark Chatoff, Mark Cohen, Jorge Flores, Ramin Haverim, Steve Hirsh, Jaime Lee, Elena Safaei, Brian Taban, John Van Den Akker, Suzette Wachtel.

**MOTION: Approve Silver Level Sponsorship of the 2013 Annual Treasures of Los Angeles Event.**

**The motion passed by unanimous vote on December 13, 2012.**

Members voting: Daniel Bartholomew, Mark Chatoff, Mark Cohen, Jorge Flores, Ramin Haverim, Steve Hirsh, Jaime Lee, Elena Safaei, Brian Taban, John Van Den Akker, Suzette Wachtel.

**10 2013 Meeting Calendar**

Board Members were asked to review and comment on the proposed Board/Committee meeting dates.

**11 Mayoral Candidate Forum**

Members agreed to consider a forum for run off candidates after the March 2013 primary.

**12 BID Board Election Results**

The following five candidates were elected by property owners to serve on the BID Board of Directors beginning on January 2013.

- Suzette Wachtel
- Ramin Haverim
- Laurie Rosen
- Bradley A. Luster
- Hilda Jimenez

**13 Recognize Outgoing Board Members**

Mark Chatoff and Laura Aflalo were thanked for their years of dedicated service.

**14 Executive Director Report**

Charter School: Downtown needs more schools to support the growing resident population. The BID Board agreed to support the proposed Charter School.

Proposed New Year Special Event: Board Members agreed to continue to oppose street closures at Wall and 12<sup>th</sup>.

Surveillance Cameras: Mayor Villaraigosa's office helped procure new cameras that will have a 3 year warrantee. Property owners will be contacted for indemnification purposes.

Resident Advisory Committee: Smith will explore the possibility of organizing this committee to allow residents to comment on issues concerning the neighborhood.

**15 New Business:** None discussed.

**16** The meeting adjourned at 2:13 pm